127.0	0005	0030.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,035,400	/	1,035,400
USE VALUE:	1,035,400	/	1,035,400
ASSESSED:	1,035,400	/	1,035,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
30	-32	MOULTON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	O'ROURKE SUSAN A
Owner 2:	
Owner 3:	
Street 1:	30-32 MOULTON ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,426 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1927, having primarily Vinyl Exterior and 2838 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6426.000	606,500		428,900	1,035,400
Total Card	0.148	606,500		428,900	1,035,400
Total Parcel	0.148	606,500		428,900	1,035,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 364.90 | /Parcel: 364.9

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	82378
GIS Ref	
GIS Ref	
Insp Date	04/05/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 127.0-0005-0030.0

!9892!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	606,700	0	6,426.	428,900	1,035,600	1,035,600	Year End Roll	12/18/2019
2019	104	FV	444,000	0	6,426.	428,900	872,900	872,900	Year End Roll	1/3/2019
2018	104	FV	443,700	0	6,426.	379,900	823,600	823,600	Year End Roll	12/20/2017
2017	104	FV	416,000	0	6,426.	318,600	734,600	734,600	Year End Roll	1/3/2017
2016	104	FV	416,000	0	6,426.	318,600	734,600	734,600	Year End	1/4/2016
2015	104	FV	370,500	0	6,426.	275,800	646,300	646,300	Year End Roll	12/11/2014
2014	104	FV	370,500	0	6,426.	266,600	637,100	637,100	Year End Roll	12/16/2013
2013	104	FV	385,600	0	6,426.	253,700	639,300	639,300		12/13/2012

PRINT

Date	Time
12/11/20	00:17:14

LAST REV

Date	Time
04/10/18	09:11:10

ekelly

USER DEFINED

Prior Id # 1:	82378
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9892

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MORLOCK ANN M	1131-160		8/31/1994		217,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/17/2012	1331	Redo Bat	6,000	C				
12/15/2011	1847	Manual	6,500					replace front stai
2/24/2011	97	Redo Kit	2,500					
9/10/2003	782	Wood Dec	12,000			G6	GR FY06	REPL REAR EFP & OF

ACTIVITY INFORMATION

Date	Result	By	Name
4/5/2018	MEAS&NOTICE	CC	Chris C
4/18/2013	Info Fm Prmt	EMK	Ellen K
12/23/2008	Measured	372	PATRIOT
7/21/2005	Inspected	BR	B Rossignol
1/15/2000	Missed Appt.	197	PATRIOT
11/30/1999	Measured	264	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6426		Sq. Ft.	Site		0	70.	0.95	8									428,948						428,900	

Total AC/HA:	0.14752	Total SF/SM:	6426	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	428,948	Spl Credit		Total:	428,900

EXTERIOR INFORMATION

Type:	13 - Multi-Garden
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	2 Total: 2
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	GRAY
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	%		
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		10.8 %

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.04444027
Const Adj.:	0.98000199
Adj $ / SQ:	174.004
Other Features:	114495
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	679937
Depreciation:	73433
Depreciated Total:	606504

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units: 2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 10		BRs: 4			Baths: 2				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

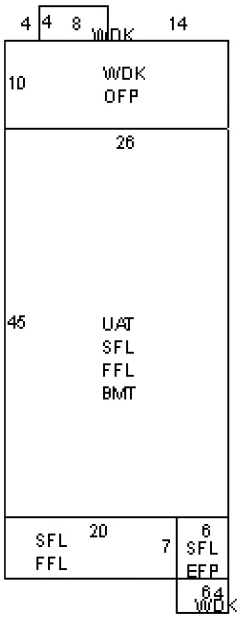
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	174.00
Special Features:	0	Val/Su Net:	127.87
Final Total:	606500	Val/Su SzAd	227.84

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,352	174.000	235,254
FFL	First Floor	1,310	174.000	227,945
BMT	Basement	1,170	52.200	61,075
WDK	Deck	316	8.980	2,838
UAT	Upper Attic	293	100.920	29,520
OFP	Open Porch	260	22.390	5,821
EFP	Enclos Porch	42	71.150	2,988
	Net Sketched Area:	4,743	Total:	565,441
Size Ad	2662	Gross Are	5620	FinArea 2838

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	60		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 127.0-0005-0030.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N	Total Yard Items:		Total Special Featues:		Total: